PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, horeby petition for a Variance from Section 1A04.3.B.3. (103.3 & 1A00.3B.3) to permit a side yard setback of 36 feet in lieu of the required 50 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for 'he following reasons: (indicate hardship or practical difficulty)

I. We have not been able to sell this lot for the past 10 months because the Realtor reports that most interested parties want to build large rancher which would not fit on the lot with the existing restrictive side set back.

2. We want to build the attached plan which we believe is representative of the immenitles most in keeping with the neighborhood and the structure is of such size that it requires side set back of 36ft. In lieu of 50 ft.

3. The adjoing existing home #9 Valley Gien Court was granted similar reduction of side yard to enable the owner to build a home which included a carport.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm. under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): A. T. Homes Corp. (Type or Print Name) Bignatures i dhey . Coi.en, Pres. Sidney C. Coher (Type or Print Name) and State Attorney for Petitioner: City and State Name, address and phone number of legal owner, co tract purchaser or representative to be contacted Sidney C. Cohen, Pres. AT. Homes Corp 3402 Slade Avenue

ORDERED By The Zoning Commissioner of Bultimore County, this 17th day of _____February____, 19_81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ____14th ____ day of __April____, 19_81_, at _9:30 o'clock A_{-M}

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 3, 1981

Variance Petition

Petitioner - A. T. Homes, Corp.

111 W. Chesapeake Ave. Towson, Maryland 21204

COUNTY OFFICE BLDG.

RECEIVED

3402 Slade Avenue Baltimore, Maryland 21208

Nicholas B. Commodari Chairman

MEMBERS Bureau of Department of

State Roads Commiss Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Coning Administrat

Industrial

Development

RE: Item No. 147

Mr. Sidney C. Cohen

Dear Mr. Cohen:

Traffic Engineering

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc. 200 E. Joppa Road Towson, Maryland 21204

RE: PETITION FOR VARIANCE E/S :f Valley Glen Ct., 870.65' S of Ridge Rd., 8th District

OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER

: Case No. 81-176-A A. T. HOMES CORPORATION,

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Vete May 7. Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 424-2188

I HEREBY CERTIFY that on this 18th day of March, 1981, a copy of the aforegoing Order was mailed to Mr. Sidney C. Cohen, President, A. T. Homes Corporation, 3402 Slade Avenue, Baltimore, Maryland 21208, Petitioner.

BALTIMORE COUNTY

ADVISORY COMMITTEE

ZONING PLANS



PETITION AND SITE PLAN

EVALUATION COMMENTS

CORY IN FILE

BALTIMORE COUNTY, MARYLAND

March 23, 1981

Mr. W. E. Hammond

Zoning Commissioner

Norman E. Gerber, Director FROM Office of Planning and Zoning

Petition No. 81-176-A Item 147

Petition for Variance for side yard setback East side of Valley Glen Court, 870.65 feet South of Ridge Road Petitioner- A. T. Homes, Corporation

Eighth District

HEARING: Tuesday, April 14, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.



HARRY J. PISTEL, P. E. DIRECTOR

March 11, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #147 (1980-1981) Property Owner: A. T. Homes, Corp. E/S Valley Glen Court 870.65' S. of Ridge Road Acres: 1.03 Acres District: 8th

Dear Mr. Hammond.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87302, executed in connection with the development of "Green Valley North - Section One", of which this property comprises Lot 59 as shown on the Amended Plat of Section One "Green Valley North", recorded E.H.K., Jr. 37, Folio 22.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 147 (1980-1981).

RAM: EAM: FWR: SS

cc: Jack Wimbley, Robert Covahey

T-NE Key Sheet 59 NW 20 Pos. Sheet NW 15 E Topo

BALTIMORE COUNTY OFFICE OF PLA; INING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

March 24, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting, February 17, 1981, are as follows:

Property Owner: A. T. Homes, Corp. Location: E/S Valley Glen Court 870.65' S of Ridge Road Acres 1.03 acres District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

gammal bly John L. Wimbley

Planner III Current Planning & Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

> Mr. William Harmond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Relative to ZAC meeting of February 17, 1981, this department has no comment on Items 145 through 148.

Very truly yours,

Michael S. Flanigan Engineer Associate II

MSF/bza

147

March 16, 1981

Pursuant to the advertisement, posting of property, and public hearing on the Tetition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/www.dx result in practical difficulty and unreasonable hardship upon the Petitioner's) and the granting of the variance(s) requested mailt/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should / MINTEREST be granted.

Deputy #

Therefore, IT IS ORDERED by the/Zoning Commissioner of Baltimore County, * 7th day of May, 19 81, that the herein Petition for Variance(:, .o permit a side yard setback of 36 feet in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of

Planding and Zoning.

Zoning Compossioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

Mr. William L. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting of February 17, 1931, are as follows:

> Property Owner: A. T. Homes, Corp. Location: E/S Valley Glen Court 870.65 S. of Ridge

Existing Zoning: R.C. 5

Proposed Zoning: Variance to permit a side setback of 36' in lieu of the required 50'.

Acres: 1.03 Acres District:

The proposed dwelling will be served by an existing well and a proposed sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until March, 1982.

TOWSON OFF! E

HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and

Landscape Architects

200 EAST JOPPA ROAD

ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204

PHONE: 828-9060

Reginning for the same at a point on the East side of Valley Glen Court

at the distance of 870.65 feet southerly measured along the said east side of

Valley Glen Court from the centerline of Ridge Road thence binding along the

said east side of Valley Glen Court South 04 degrees 23 minutes 13 seconds

North 85 degrees 36 minutes 47 seconds East 300.00 feet thence parallel to

Valley Glen Court North 04 degrees 23 minutes 13 seconds West 150.00 feet

47 seconds West 300.00 feet to the place of beginning. Containing 1.03 Acres

Malcolm E. Hudkins

Registered Surveyor #5095

thence perpendicular to Valley Glen Court South 85 degrees 36 minutes

East 150.00 feet thence easterly perpendicular to Valley Glen Court

DESCRIPTION LOT 56 FOR SIDE YARD VARIANCES:

Prior to occupancy of the dwelling, a bacteriological water sample must be collected to verify potability of the water supply.

Very truly yours,

Ian J. Rorrest Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

COLUMBIA OFFICE

WALTER PARK

Registered Surveyor

PHONE 730-9060

of land more or less.

BALTIMORE COUNTY FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MAP:" AND 21204

PAUL H. REINCKE CHIEF

March 20, 1981

Nr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Atcention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: A. T. Homes, Corp.

Location: E/S Valley Clen Court 870.65' S. of Ridge Road

Zoning Agenda: Meeting of March 17, 1981

Gentlamen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and : e comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle deepend condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(XX) 5. The buildings and structures existing or proposed on the site <u>shall</u> comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior to occupancy.

PETITION FOR VARIANCE

8th District

Petition for Variance for side yard setback

Tuesday, April 14, 1981 at 9:30 A.M.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 36 feet in lieu of the required

East side of Valley Glen Court, 870.65 feet South of Ridge Road

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

() 6. Site plans are approved, as drawn.

Special Inspection Division

() 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

March 9, 1981

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Standard Comment

Standard Comment

Standard Comment

See Comments

Nick Commodari

ITEM NO. 145

ITEM NO. 146

ITEM NO. 148

ITEM NO. 147

Charles E. (Ted) Eurnham

Zoning Advisory Committee

FROM....

SUBJECT Meeting February 17, 1981

February 20, 1981

Loro & Sumbon

Charles E. (Ted) Burnham Plans Review Supervisor

Mr. Sidney C. Cohen, President A.T. Homes Corporation 3402 Slade Avenue Baltimore, Maryland 21208

CEB:rrj

NOTICE OF HEARING

RE: Petition for Variance - E/S Valley Glen Court, 870.65' S of Ridge Road - Case No. 81-176-A

9:30 A.M.

DATE: Tuesday, April 14, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Hudkins & Associates 200 E. Joppa Road Room 101, Shell Building Towson, Maryland 21204

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 12, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: February 17, 1981

RE: Item No: 145, 146, 147, 148 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

Being the property of A.T. Homes, Corporation, as shown on plat plan filed with the Zoning Department

50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 (103.3 & 1A00.3B.3) - side yard setbacks

All that parcel of land in the Eighth District of Baltimore County

Hearing Date: Tuesday, April 14, 1981 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BEL AIR OFFICE

L. GERALD WOLFF

Landscape Architect

PHONE 838-0888

February 4, 1981

WARRIOE COMY

BALTIMORE COURT OFFICE OF PLATINING & ZONING TOWSON, MARYLAND 21204 494-3353				PETITION FOR VARIANCE Sta DISTRICT ZONING: Petition for Variance for			
WILLIAM E. HAMMOND May 7, 1981 ZONING COMMISSIONER		ZONING DEPARTMEN	TE OF POSTING T OF BALTIMORE COUNTY on, Maryland	Side yard setback LOCATION: East side of Valley Glen Court, 870.65 fact South of Ridge Road DATE & TIME: Tuesday, April 14, 1981 at 9:39 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W, Chesapeake Avenue, Townon.	TOWSON, MD. March 26		
	Posted	for: Variance	Date of Posting 3-29-8/	Maryland. The Zoning Commissioner of Bai- timere County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 38 feet in lieu of the required 50 feet The Zoning Regulation to be ex-	THIS IS TO CERTIFY, that the annexed advertisent published in THE JEFFERSONIAN, a weekly newspaper and published in Towson, Baltimore County, Md., sage	printed	1
Mr. Sidney C. Cohen, President A.T. Hemes Corporation 3402 Slade Avenuc Baltimore, Maryland 21208 RE: Petition for Varian	15.00	age sord	RATION Glen Court 870.655 of Court - approx, 920'	Section 1A04.3 B.8 (103.3 & 1A00.3B 3)—side yard setbacks All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the cast side of Vailey Gien Court at the distance of 870.65 foot	day ofApril, 19_81_, the first pu	blication	
E/S of Valley Glen Ridge Rd 8th El A.T. Homes Corpo NO. 81-176-A (Item	ection District ration - Petitioner Remark	uth of Kidge Hoad	Date of return: April 3, 1981	southerly measured along the said east side of Valley Glen Court from the centerline of Ridge Road thence binding along the said east side of Valley Glen Court South 04 degrees 23 minutes 13 seconds: East 150.00 feet thence easterly perpendicular to Valley Glen Court North 85 degrees 36 minutes 47 seconds East 300.00 feet thence parallel to Valley Glen Court North 85 degrees 36 minutes 47 seconds East 300.00 feet thence parallel to Valley	19_81. THE JEFFERSON		
Dear Mr. Cohen: I have this date passed my Order in the above captioned with the attached.		signature signature		Glen Court North 04 degrees 23 minute. 12 seconds West 150.00 feet thence perpendicular to Valley Glen Court South 86 degrees 36 minutes 47 seconds West 300.00 feet to the place of beginning. Containing 1.03 Acres of land more or less. Being '2 property of A.T. Homes Corpora. ", as shown on plat plan filed with the Zoning Department		nager.	
Very truly yours, JEAN M.H. JUNG	eng	Apr. 23 OVERLEA	81-176-A	Corpora. ". as shows on plat pian filed with the Zoning Department Hearing Date: Tuesday, April 14, 1981 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County March 28.			
JMHJ/mc Deputy Zoning Commis	sioner	LEGAL NOTICES	Essex, Md., Dand 26 198/				
Attachments cc: John W. Hessian, III, Esquire People's Counsel		Petition For Variance 8th District Zoning: Petition for Variance for side yard setback Location: East side of	Peteter				GREAKS 18 REPORT SIT
		Location: East side of Valley Glen Court, 870.65 feet south of Ridge Road. Date & Time: Tuesday. April 14, 1981 at 9:30 a.m. Public Hearing: Room 106. County Office Building, 111 W. Chesapeake Avenue. Towson, Maryland.	printed and published in Baltimore County, once in each of successive weeks before the day of				YICINITY MAP SCALE: 1'= 4 MI.
		The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 36 feet in lkn of the	Publisher.		VA	EX ZONING R.C.5 EX USE: YACANT LLEY GLEN COURT	SCALE : 1'= 4 M).
		permit a side yard setback of 36 feet in lkn of the required 50 feet The Zoning Regulation to be excepted as follows: Section 1A04.3.B.3 (103.3 & 1A.0.3B.3) - side yard setbacks All that parcel of land in				SC4 23 18'E SC4 23 18'E 150,00 10 00 05 F SEPTIC AREA Z	Exist zoning: R.C 5 Side yard reguired: Side yards provided:
ICE OF FINANCE REVENUE DIVISION CELLANEOUS CASH RECEIPT	MALTIMORE COUNTY, MARYLAND No. 0951 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	the Eighth District of Baltimore County Beginning for the same at a point on the east side of Valley Glen Court at the distance of 870.65 feet			EXIST. 201 R. C. S	mil 10	AREA OF LOT: 45,000 EXIST USE: VACANT PRIST USE: SINGLE FAMILY
ACCOUNT	AMOUNT \$25.00	southerly measured along the said east side of Valley Glen Court from the centerline of Ridge road thence binding along the said east side of Valley Glen court south 04 degrees 23 minutes 13 seconds east 150.00 feet			EXDW	PROPOWG 3 DWG	(GI)
VED Sidney C. Cohen	Sidney C. Cohen OR: Filing Fee for Case No. 81-176-A	thence easterly perpendicular to Vulley Glen court north 85 degrees 36 minutes 47 seconds east 300.00 feet thence parallel to Valley Glen court north 04			S. C. S. S. W. Market S.	MC 1/23/13 W	PLAT TO ACCOMPANY APPLICATION FOR SIDE YALL VARIANCES REVISION TO LOT SO AMENDED FLATO GREEN VALLEY NORTH
VALIDATION OR SIGNATURE OF CASHIER	VALIDATION OR SIGNATURE OF CASHIER	degrees 23 minutes 13 seconds west 150.00 feet thence perpendicular to Valley Gien court south 85 degrees 36 minutes 47 seconds west 300.00 feet to the place of beginning. Contining 1.03 acres of				M.C. THOMPSON 1832-243 EX. ZONING L.C.5 EX. USE RESIDENTIAL	EHK JR 46-142 BTH ELECT: DISTRICT BALTIMORE CO SCALE I 11:1001 JAN 4, 12 PREPARED BY
		Being the property of A.T. Homes Corporation, as shown on plat plan filed with the Zoning Department				ITEM d	HUDKINS ASSOCIATES 200 E. Joppa RD Towson 21204
		Hearing Date: Tuesday, April 14, 1981 AT 9:26 A.M. Public Hearing: Room 106, County Office:			*************************************		. t. i. t. f. t. f. t. i. t. i.

4 Aventura Court Randallstown, Maryland 21133 December 6, 1984

Ms. Jean M.H. Jung Deputy Zoning Commissioner of Baltimore County Towson, Maryland 21204

Dear Ms. Jung:

I am planning to purchase lot #59 in Green Valley North (11 Valley Glen Court). A zoning variance has been granted for that lot, and I would like clarification as to the exact variance which was granted and is now in effect.

The petition form is not clear as to whether one or both side yard setbacks are permitted to be 36 feet in lieu of the required 50 feet. The plan attached to the petition indicates 36 foot setbacks on both sides. My understanding in a telephone conversation with you is that permission was granted for both side yard setbacks to be 36 feet.

Please provide written clarification that both side yard setbacks for this lot are permitted to be 36 feet.

Scanley Nachimson

Case 81-176-A

Intent war 36 foot set backs on both sides Jan MH Jung
12/6/84